

Affordable Dwelling Unit Advisory Board Meeting Minutes (ADUAB)
Tuesday –June 9, 2009
Lovettsville Room – County Government Center

Members Present: Joe Paciulli, Chair; Michael Capretti, Vice-Chair; Dawn McKenzie, Pamela McGraw, Dwight Stonerook, Ryan Sauder, Greg Barrett, Sarah Millin, Bill Jones,

DFS Staff Present: Sarah Coyle Etro, Assistant Director; Shelita Adams, Program Manager; Lenny Goldberg, Housing Specialist; Jill Brady, Administrative Assistant

CALL TO ORDER: Joe Paciulli called the meeting to order at 8:05 A.M.

PUBLIC PRESENT: None

PUBLIC COMMENT PERIOD: No comments.

MEETING MINUTES: The minutes from the May 12, 2009 meeting were unanimously approved.

BUSINESS / ACTION ITEMS

ADU Sales and Resales: The members brainstormed regarding this issue and the below lists the issues which need to be addressed:

HOW TO ADDRESS LOSS OF UNITS:

Minimum room size standards/ list of standard items
Flexibility in construction to enable market unit conversion before Record Plat (change NOA timing)
Builder Issue—find out differences between marketing/sales among builders (why is there a disparity?)
Set up Builders Meeting (Builders will be invited to the September ADUAB meeting)
Survey wait-list
Change/Eliminate priority wait list (suspend priority list)
Joint marketing with builders—allow money to cover cost on unit sale
Marketing/Incentives to renters
Role of non-profit
Change four bedroom price to three bedroom price (Will be discussed at the July Builder/Modification and Zoning Joint Meeting)
Expiring ADU(s)
Focus Group with longest on wait list (September/October)

ARTICLE 7/1450 CHANGES:

Secure value of ADU resales (CPI and home values)
Calculation of formula for cash transaction
Expand income range to address a specific group of employees (i.e. county, first responders) separate program vs. changing current program

MARKETING:

Use of ADU funds to support marketing
Direct mail to ADU renters
Loudoun Alerts

INFORMATION ITEMS AND UPDATES:

Nominations Committee Date: September 8, 2009 has been set for discussion and action regarding the nomination process for the member terms expiring December 2009.

Foreclosure Report: The Affordable Dwelling Unit Stop Foreclosure Report dated June 3, 2009 was distributed to the ADUAB.

COMMITTEE REPORTS:

Joint Trust Fund Committee: No Report

Builders Committee: No Report

Modifications/Zoning Committee: No Report

Housing Advisory Board (HAB): No Report

NEXT MEETING: **July 14, 2009**